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**STATE OF DELAWARE
REAL ESTATE COMMISSION**

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PUBLIC MEETING MINUTES:	REAL ESTATE COMMISSION
MEETING DATE AND TIME:	Thursday, June 11, 2015 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A , Second Floor of the Cannon Building
MINUTES FOR APPROVAL:	July 9, 2015

MEMBERS PRESENT

Andrew Staton, Professional Member, Chairman
Michael Harrington, Sr., Professional Member
Lynnette Scott, Professional Member
Lynn Rogers, Public Member
Curtis Rogers, Public Member

DIVISION STAFF/ DEPUTY ATTORNEY GENERAL

Eileen Kelly, Deputy Attorney General
Sandra Wagner, Administrative Specialist III
Jessica Williams, Administrative Specialist II
Bryan Stone, Administrative Specialist II

MEMBERS ABSENT

Justin Healy, Professional Member, Vice Chairman
Jason Giles, Professional Member, Secretary
Joseph F. McCann, Public Member
Lynne Newlin, Public Member

ALSO PRESENT

Tim Riale, Real Estate Commission's Education Committee

CALL TO ORDER

Mr. Staton called the meeting to order at 9:00 a.m.

REVIEW OF MINUTES

Mr. Harrington made a motion, seconded by Mr. L. Rogers, to approve the minutes of the meeting held on May 14, 2015. By unanimous vote, the motion carried.

NEW BUSINESS

Propose to Deny Hearing – James Harrison – 9:30 a.m.

The minutes are to follow the regular Commission meeting minutes.

Education Committee Report

Mr. Riale went through the Education Committee minutes with the Commission. They had 15 new courses of which 14 were approved, 1 was denied due to outline not being specific enough, 13 instructor applications were reviewed and 9 were approved as requested and 3 were approved with modifications and 1 contingent approved after submitting resume. Five student CE requests were reviewed and approved as requested. There was 1 reconsideration request that was approved. The Education Committee discussed the ARELLO certification and their standards. The Committee recommended sending a letter to all course providers explaining that it is the Committee's interpretation that all courses are to be 3 hours in length. The discussion ended with the conclusion that there is no difference if the course is in a classroom or virtual setting.

Mr. Harrington provided the Commission with copies of a printout from the CE Shop. Mr. Harrington would like to have a representative of the CE Shop come to a Commission meeting for a presentation. Mr. Harrington would like all the Commissioners to be informed of the different courses offered by the CE Shop since there has been a lot of conversation about online courses versus in the classroom. A representative from the CE Shop stated that they have an online pre-licensing course that would be available for Delaware.

Ms. Kelly stated that the Commission cannot give the impression that they are behind one online services company than another. Mr. Riale will get information from Ms. Williams on a contact person from McKissock as well to give to Mr. Harrington.

Ms. Williams explained to the Commission that she reached out to the CE Shop and McKissock about the discussions surrounding the timing mechanism for all courses whether in classroom or online. All need to be 3 hours in length. Both providers stated that the rules were not clear and that both can enable their system to be timed for 3 hours. Ms. Williams stated that the Education Committee is recommending sending out a letter to all online course providers reminding them that our rules state all courses are to be 3 hours in length.

Ms. Kelly will attend the next Education Committee meeting July 2nd.

Mr. Harrington made a motion, seconded by Mr. L. Rogers, that the Commission direct the Education Committee to meet with the online course providers and come back to the Commission with a recommendation. By unanimous vote, the motion carried.

Recommendation to Approve and Deny Course Providers, Instructor Applications and Student Requests as Noted

Mr. Harrington made a motion, seconded by Mr. L. Rogers, to approve the education approvals submitted by the Education Committee. By unanimous vote, the motion carried.

Commission took a break before hearing: 9:33 a.m. to 9:40 a.m.

Applications for Licensure

Ratification of Salesperson Applications

Mr. Harrington made a motion, seconded by Mr. C. Rogers, to ratify the following applications for salespersons:

Armstrong Cullen, Jack Lingo, Inc., Rehoboth Beach, DE
Nicole Harrell, Long & Foster, Bethany Beach, DE
Keith Campbell, Cascia Corporation dba RE/MAX Town and Country, West Chester, PA
Frank Albany, BHHS Gallo Realty, Rehoboth Beach, DE
Karen Hearn, RE/MAX Above & Beyond, Seaford, DE
Autumn Stratton, Keller Williams, Christiana, DE
Cathleen Peipher, BHHS Fox & Roach, Devon, PA

Nina Wright, Keller Williams Realty, Wilmington, DE
Robert Kimbles, Jack Lingo, Inc., Lewes, DE
Michael Parsons, BHHS Fox & Roach, Newark, DE
James Barnes, Long & Foster Real Estate, Inc., Bethany Beach, DE
Michael Vasilikos, Keller Williams Realty at the Beach, Rehoboth Beach, DE
Gail Henry, BHHS Gallo Realty, Bethany Beach, DE
Marian Limmina, Century 21 Premier Homes, Middletown, DE
Dustin Parker, Callaway, Farnell and Moore, Inc., Seaford, DE
Megan Winokur, RE/MAX Associates, Hockessin, DE
Rasmey Hun, BHHS Fox & Roach, Hockessin, DE
Lameesha Whye, BHHS Fox & Roach, Greenville, DE
Aisha Jenkins-Woods, Allstar Realty Group, LLC, Yeadon, PA
Nicholas Quercetti, Jr., BHHS Gallo Realty, Rehoboth Beach, DE
Eric Marefat, Patterson Schwartz Real Estate, Hockessin, DE
Robert Clark, Coldwell Banker Preferred, Wilmington, DE
Robert Allen, Patterson Schwartz & Associates, Hockessin, DE
Johany Rivera, BHHS Fox & Roach, Newark, DE
Clifford Tompkins, III, Jack Lingo Inc., Millsboro, DE
Jeremy Fonvielle, Keller Williams Realty, Wilmington, DE
Diana Vieyra, Long & Foster, Hockessin, DE
Catherine Kougoures, Coldwell Banker Vacation, Bethany Beach, DE
Wayne Sheldon, White Realty Associates, Wilmington, DE
Joseph N. Luongo, Patterson Schwartz, Newark, DE
Joseph C. Luongo, Patterson Schwartz, Newark, DE
Kristin Lewis, Integrity Real Estate, North East, MD
Mark Kemp, Jack Lingo Realtor, Millsboro, DE
Seinah Kolie, Keller Williams Realty, Wilmington, DE
Sot Harrison, Weichert Realty, Wilmington, DE
Ndukwe Anuma, Keller Williams Realty, Wilmington, DE
Sreedhar Neekalapu, AmeriVision Realty, Inc., Dulles, VA
Zoltan Hall, Keller Williams Realty, Christiana, DE
Jason Gizzi, Delaware County Regional Realty, Media, PA
Michael Gennett, Delaware County Regional Realty, LLC, Media, PA
Shirley Coulbourne, Long & Foster Real Estate, Inc., Rehoboth Beach, DE
Barbara Blosser, Long & Foster Real Estate, Inc., Rehoboth Beach, DE
Richard Anderson, Patterson Schwartz, Middletown, DE
Jessica Woods, Long & Foster Real Estate, Inc., Greenville, DE
Lauren Schaefer, BHHS Fox & Roach, Wilmington, DE
Jazmin May, Realty Mark Associates, Philadelphia, PA
Rachael Thomas, BHHS Fox & Roach, Bear, DE
Ashley Johnson-Sammons, Coldwell Banker Resort Realty, Milford, DE
Elizabeth Burwell, Keller Williams, Christiana, DE
Roberta Tueros, Keller Williams Referral Associates, Bear, DE
Brittney Jiles, Patterson Schwartz, Newark, DE
Daniel Maddox, Keller Williams Realty, Wilmington, DE
Alfonso Smith, Long & Foster, Bear, DE
Kathleen Gordon, RE/MAX Preferred Realtors, West Chester, PA
Michael Davies, Long & Foster, Greenville, DE

By unanimous vote, the motion carried.

Review of Salesperson Application

There were no applications to review for Salespersons.

Review of Broker and Associate Broker Applications

The Commission reviewed the broker's application of Dean Williams. Mr. Harrington made a motion, seconded by Mr. L. Rogers, to propose to deny Mr. Williams' application. By unanimous vote, the motion carried.

The Commission reviewed the associate broker's application of LeRoy Gaines. Mr. Harrington made a motion, seconded by Ms. Scott, to approve Mr. Gaines' application. By unanimous vote, the motion carried.

The Commission reviewed the associate broker's application of Janet Kemple. Mr. Harrington made a motion, seconded by Ms. Scott, to approve Ms. Kemple's application. By unanimous vote, the motion carried.

The Commission reviewed the associate broker's application of Juli Giles. Mr. Harrington made a motion, seconded by Ms. Scott, to approve Ms. Giles' application. By unanimous vote, the motion carried.

The Commission reviewed the broker's application of Yvonne Perry. Mr. Harrington made a motion, seconded by Ms. Scott, to approve Ms. Perry's application. By unanimous vote, the motion carried.

Review of Applications for Reinstatement

The Commission reviewed the application of Timothy Brooks for reinstatement of a Salesperson's license. Mr. Harrington made a motion, seconded by Mr. C. Rogers, to approve Mr. Brooks' reinstatement application upon successful passing of the National and Delaware State Exam. By unanimous vote, the motion carried.

The Commission reviewed the application of Henry Heffner for reinstatement of a Salesperson's license. Mr. Harrington made a motion, seconded by Mr. C. Rogers, to approve Mr. Heffner's reinstatement application. By unanimous vote, the motion carried.

Review of Applications for New Office

The Commission reviewed the application of Keller Williams Realty, for a new branch office. Mr. Harrington made a motion, seconded by Ms. Scott, to approve the new branch office application. By unanimous vote, the motion carried.

The Commission reviewed the application of Patterson Schwartz for a new branch office. Mr. Harrington made a motion, seconded by Ms. Scott, to approve the new branch office application. By unanimous vote, the motion carried.

Status of Complaints

Complaint # 02-15-14 – Closed by Investigator
Complaint # 02-32-14 – Closed by Investigator
Complaint # 02-33-14 – Forwarded to the Attorney General's Office
Complaint # 02-38-14 – Closed by Investigator
Complaint # 02-39-14 – Closed by Investigator
Complaint # 02-41-14 – Closed by Investigator
Complaint # 02-42-14 – Closed by Investigator
Complaint # 02-44-14 – Closed by Investigator

Complaint # 02-45-14 – Closed by Investigator
Complaint # 02-53-14 – Forwarded to the Attorney General's Office

Ms. Scott asked Ms. Kelly about the complaint process and what happens if a complaint is closed by an investigator and the person submitting the complaint feels that it was closed in error. Ms. Kelly explained that the investigators have the right to close a complaint if they feel there is not much evidence to pursue the case. Ms. Kelly stated that the person making the complaint could call and speak to the supervisor of the investigators, but she was not sure if they would open the case back up or not.

Correspondence

There was no correspondence for this month.

Commission Members Elections

Mr. C. Rogers made a motion, seconded by Mr. Harrington, to nominate Justin Healy as Chairperson, Jason Giles as Vice Chairperson, and Lynnette Scott as Secretary. By unanimous vote, the motion carried.

OLD BUSINESS

Discussion: Official Notification on BPO's – Subcommittee Recommendation

The Commission reviewed the letter written by Ms. Kelly as official notification on BPO's. Mr. Staton asked if he could recommend some changes in the letter and discussed what the changes were that he would like to see. Discussion about some agents thinking that since CMA is written in the law and rules and regulations, that a CMA is somehow different than a BPO. The Commission wants to make all licensees aware that CMA's are the same thing as BPO's.

Mr. Harrington made a motion, seconded by Ms. Scott, to approve the notification going out to all licensees with the suggested changes. By unanimous vote, the motion carried.

OTHER BUSINESS BEFORE THE COMMISSION (for discussion only)

PUBLIC COMMENT

There was no public comment.

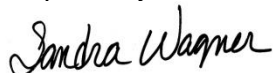
NEXT SCHEDULED MEETING

The next meeting will be held on Thursday, July 9, 2015 at 9:00 a.m.

ADJOURNMENT

Mr. Harrington made a motion, seconded by Mr. C. Rogers, to adjourn the meeting. By unanimous vote, the motion carried. The meeting adjourned at 10:32 a.m.

Respectfully submitted,



Sandra Wagner
Administrative Specialist III

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.

HEARING MINUTES

HEARING – PROPOSE TO DENY

The Delaware Real Estate Commission held a hearing on June 11, 2015 at 9:30 a.m. in the Second Floor Conference Room A, Cannon Building, 861 Silver Lake Blvd., Suite 203, Dover, Delaware.

PRESENT: Andrew Staton, Michael Harrington, Lynn Rogers, Lynnette Scott, Curtis Rogers

PURPOSE: Propose to Deny

PRESIDING: Andy Staton, Chairperson

BOARD STAFF: Sandra Wagner, Administrative Specialist III

DEPUTY ATTORNEY GENERAL FOR THE BOARD: Eileen Kelly, DAG

TIME STARTED: 9:40 a.m.

The hearing was recorded taking verbatim testimony. Ms. Kelly confirmed with Ms. Wagner that Mr. Harrison is present for the hearing. Ms. Kelly asked the Commission members to introduce themselves. Ms. Kelly introduced Commission's exhibit 1, application documents and Applicant's exhibit 1 which are letters of recommendation. Mr. Harrison gave his testimony before the Commission. The Commission asked Mr. Harrison questions about his misdemeanor charges. The Commission went into deliberations at 9:56 a.m. Mr. Harrington made a motion, seconded by Mr. L. Rogers, to grant a waiver and licensure as a salesperson. By majority vote, the motion carried with Ms. Scott and Mr. C. Rogers opposed. The hearing concluded at 10:10 a.m.